



Dudley Street  
Leighton Buzzard, LU7 1SE

Offers In Excess Of £315,000



QUARTERS  
YOUR NEXT MOVE

# Dudley Street

Leighton Buzzard, LU7 1SE

We are delighted to offer for sale this charming two bedroom period home, ideally situated on the ever-popular Dudley Street, just a short walk from the town centre, local parks and the mainline train station providing fast services to London Euston. Brimming with character and enhanced by a modern open plan layout to the rear, the property offers well-balanced accommodation set across three floors, including a versatile cellar, together with a private rear garden. An excellent choice for first time buyers, commuters and investors alike.

There is accommodation comprising of:

Lounge, kitchen/diner/family room, cellar two bedrooms and a family bathroom. Externally there is a mature landscaped rear garden and roof terrace. Additional benefits include double glazed windows, gas heating and period features. Viewing is highly recommended.

## Location:

Dudley Street is a well-regarded and highly convenient residential location, with the town centre, shops and well-regarded schools all close at hand. Leighton Buzzard mainline train station provides direct services to London Euston in around 30 minutes, while excellent road links via the A5, A505 and M1 make this a superbly connected location.

## Cellar:

The cellar is accessible via the open plan kitchen/diner/family room offers a versatile additional space, ideal for storage, hobbies or potential use as a home office.





#### Ground Floor:

The property is entered into a welcoming lounge with a feature fireplace and a front aspect window which floods the space with natural light. To the rear, the accommodation opens into a generous kitchen/dining/family room which forms the heart of the home.

There is a feature fireplace which is a stylish feature and built in storage. In the kitchen it is fitted with a range of units and ample work surfaces, with room for both dining and seating areas, creating a sociable and flexible living environment. A door provides access to the rear garden, while stairs lead down to the cellar.

#### First Floor:

The landing provides access to two well proportioned bedrooms, including a double bedroom with front aspect with a spacious cupboard which provides excellent storage. A second bedroom overlooking the rear garden, with a window opening to a terrace which could be a good outside space. Both are served by a family bathroom fitted with a three-piece suite including bath with shower over, wash hand basin and WC.

#### Outside:

The low maintenance rear garden is enclosed with a gate leading to the alleyway, there is patio seating area and low maintenance lawn with mature borders, providing a secure and low-maintenance setting ideal for outdoor dining, entertaining and relaxation.

Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fitments are for example only and may not represent the true finish of the property. Services at the property have not been tested by the agent and it is advised that any buyer should do the necessary checks before making an offer to purchase. Whether freehold or leasehold this is unverified by the agent and should be verified by the purchasers legal representative. The property details do not form part of any offer or contract and any photos or text do not represent what will be included in an agreed sale.

## Floor Plan



Total Area: 947 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Viewing

Please contact our Quarters Estate Agents Office on 01525 853733 if you wish to arrange a viewing appointment for this property or require further information.